

**PLANNING AND ZONING COMMISSION**

**July 7, 2015**  
7:30 pm  
Council Chambers

**ROLL CALL**

Commissioners Present: Burney, L. Davis, R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris  
Commissioners Absent: None  
Staff Present: William Duston City Attorney  
Joel Hornickel Director of Planning and Development  
Tara Norback Planning Assistant

**1. Approve Agenda.**

Recommended Action: Approve the format of the July 7, 2015 agenda.

**MOTION:**

Motion by Commissioner Loyd and seconded by Vice-Chairperson Romine, and unanimously carried to approve the July 7, 2015 agenda.

**PUBLIC COMMENTS**

**REGULAR AGENDA ITEMS**

**2. Approve Minutes.**

Recommended Action: A) Approve the minutes of the June 2, 2015 regular meeting.

**MOTION:**

Motion by Vice-Chairperson Romine and seconded by Commissioner McDowell, and unanimously carried to approve the minutes of the June 2, 2015, Planning and Zoning Commission regular meeting as presented.

**OLD BUSINESS**

**PUBLIC HEARING AGENDA ITEMS**

3. Request for a Planned Development Amendment for The Woods PD 2000-001 to Include the Property Located at 2280 Shepherd of the Hills Expressway, Branson, Missouri.  
Project No. 15-5.1 (15-00500001)  
Applicant: Westgate Resorts

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any of the Commissioners had any questions of staff.

Commissioner McDowell stated the maximum building height for parcel thirteen was listed as sixty-five feet within section 1.08 of the Planned Development. He asked if the proposed heights were acceptable for firefighting efforts.

Mr. Hornickel stated any commercially zoned property within the City is allowed a maximum height of fifty feet. He added a building may increase its maximum height to one hundred feet, but additional setbacks are then required. He stated the proposed amount of sixty-five feet in combination with the setbacks provided would be well within the City's requirements.

Commissioner McDowell asked if staff had any concerns regarding the proposed thirty percent reduction in parking spaces for the restaurant and indoor water park.

Mr. Hornickel stated the staff and the Community Plan 2030 were both on the side of less parking was preferred. He stated he was even more comfortable with the proposed amount based on conversations with the applicant regarding their use of shuttles for guests from within the development and their intention to connect the City's sidewalk and trail system. He stated they would additionally be providing bus parking spaces and therefore staff felt confident they had addressed any concerns and felt the proposed amount was acceptable. He stated the applicant had additionally planned more surface parking if necessary to be constructed near the resort's entrance.

Chairperson Harris asked if the additional parking area would be near the City's trailhead for the Waterfall Trail.

Mr. Hornickel stated it would be near the trail, but it would not be located within the City's dedicated easement.

Commissioner R. Davis asked if the trailhead was going to be better defined as a result of the improvements.

Mr. Hornickel stated there had been limited discussions regarding the City's trail. He stated the applicant and their representative was available for such questions.

Chairperson Harris asked if any of the Commissioners had any other questions of staff.

Commissioner Burney asked where the proposed curb cuts would be located for the properties along Shepherd of the Hills Expressway.

Mr. Hornickel stated the applicant had given the curb cuts great consideration and would therefore be moving the existing eastern cut to the west so it would be as far as possible from the existing signal intersection at Roark Valley and Shepherd of the Hills Expressway.

Commissioner L. Davis asked if any of the proposed waterpark slides which were to be within the setback area would also impact any of the adjacent roads.

Mr. Hornickel stated the slides would not impact the entire setback area. He stated staff would additionally have the opportunity during the plan review process to consider and review their impacts on the adjacent roadways.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He then asked if the applicant or their representative was present to speak in regards to the request.

Mr. Brad Hoffman approached and stated he was representing the applicant, Westgate Resorts. He stated they were excited about the increased visibility of the property and they were looking forward to bringing guests into the area via the water park during the winter months.

Chairperson Harris asked if the trailhead and adjacent parking area would be improved as part of their project.

Mr. Hoffman stated they would be extending the City's sidewalk along Roark Valley Road to connect with the City's trailhead. He stated this connection would allow people to park within the proposed water park parking lot and then walk to the trail. He stated they would not be providing dedicated parking for the trail itself.

Commissioner R. Davis asked if they were going to define the trailhead better and make it more visible.

Mr. Hoffman stated the existing city sidewalk would be extended and connected to the trail system. He stated they would make every effort to not hide the existing trailhead from view.

Mr. Dave Hughes approached and stated the existing parking for the trail was located near the charcoal plant and their guards at the guard house regularly had to direct people to the parking lot and trailhead. He stated the extended sidewalk from Shepherd of the Hills Expressway should substantially assist with access to the trail. He stated the City had constructed two parking spaces for the trail, but a total of eight to ten parking spaces would be more beneficial.

Chairperson Harris asked if any of the Commissioners had any other questions.

Commissioner Burney stated the proposed resort signage would be beneficial to help people find the resort.

Vice-Chairperson Romine asked what their estimated time of completion was.

Mr. Hughes stated they were hopeful for the indoor waterpark to be open before the end of 2016.

Chairperson Harris asked if there was anyone else present who had any questions or comments related to the item; there was no response. He then asked if any of the Commissioners had any other questions.

Commissioner Loyd asked why the island of commercial development within the planned development was being allowed to remain with the request.

Mr. Hornickel stated the list of uses for commercial development within the planned development included the typical list which included retail and restaurants. He stated the location had been originally planned specifically for a restaurant so it could take advantage of the adjacent view of the waterfall. He stated they may not pursue the restaurant at this time, but they still wanted to set aside the property for a similar use in the future. He stated staff did not see any issue with the commercial use remaining at the approved location as it was within the interior of the development.

Chairperson Harris asked if any of the Commissioners had any other questions; there was no response. He then entertained a motion.

**MOTION:**

Motion by Commissioner McDowell and seconded by Commissioner Huddleston to approve Resolution 15-5.1.

AYES:	Commissioners Burney, L. Davis, R. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris
NOES:	None
ABSTAIN:	None
ABSENT:	None

Motion to approve Resolution 15-5.1 carried with a 9-0 vote.

Commissioner Loyd asked why it was necessary for the applicant to rezone the property from commercial to PD.

Mr. Hornickel stated the main goal was to combine the parcels so the setbacks could be eliminated. He stated in order to combine the properties, the zoning had to be the same across those parcels wanting to be combined.

Commissioner Loyd asked why the applicant did not choose to zone the desired parcels all commercial instead.

Mr. Hornickel stated they would have still been required to request a Planned Development Amendment so those parcels within the planned development could be removed and then zoned C commercial district.

**COMMISSIONER & STAFF REPORTS**

**ADJOURNMENT**

Motion by Commissioner R. Davis and seconded by Commission McDowell, and unanimously carried to adjourn the meeting at 7:57 pm.



Clark Harris, Chairperson

8-4-15

Date



Joel Hornickel, Director of Planning & Development

8/4/15

Date